



CITY OF SUNNYVALE ADMINISTRATIVE HEARING

MINUTES
Wednesday, July 13, 2005

2005-0564 – Victor Aboytes [Applicant] **Caletti Associates LLC** [Owner]: Application for a Use Permit on a 22,525 square-foot site to allow an auto body repair shop and sales office within an existing vacant building. The property is located at **928 West El Camino Real** (near S. Mary Ave) in a C-2 (Highway Business) Zoning District. (APN: 201-19-036)

In attendance: Victor Aboytes, Applicant; Gerri Caruso, Administrative Hearing Officer; Kelly Diekmann, Project Planner; Luis Uribe, Staff Office Assistant.

Ms. Gerri Caruso, Administrative Hearing Officer, on behalf of the Director of Community Development, explained the format that would be observed during the public hearing.

Ms. Caruso announced the subject application.

Kelly Diekmann, Project Planner, stated that the applicant proposes to occupy an existing auto repair and auto body building and include used vehicle sales on the site. The previous use of the building and site was for auto repair. There are multiple garage bays for auto repair within the existing building that will also be used by the applicant. The Use Permit is required due to the inclusion of automobile sales at the site in combination with auto repair. Staff recommends approval.

Ms. Caruso opened the public hearing.

Victor Aboytes, Applicant, received and reviewed a copy of the staff report. The applicant had questions in regards to the Conditions of Approval. Mr. Aboytes stated that he has no objections to adding more landscaping to this property.

Ms. Caruso answered the applicant's questions and wanted to know how much parking would be available after the Conditions of Approval were met.

Mr. Diekmann, stated that if there are no landscaping changes the applicant would still have 49-50 parking spaces. If the applicant did lose three parking spaces the applicant would still meet the parking requirement.

Ms. Caruso closed the public hearing.

Ms. Caruso approved the application subject to the Findings and Conditions of Approval provided in the staff report with a modification to condition 5A. Additional landscaping resulting in the equivalent of trees, ground cover and shrubbery to equal 3 full parking spaces with the plan to be reviewed and approved by the Director of Community Development.

Ms. Caruso stated that the decision is final unless appealed to the Planning Commission with payment of the appeal fee within the 15-day appeal period.

The meeting was adjourned at 2:25 p.m.

Minutes approved by:

Gerri Caruso, Principal Planner